# UNITED STATES DISTRICT COURT EASTERN DISTRICT OF NEW YORK

DAVID BURNS KIM BURNS OCT 04 2023
PRO SE OFFICE

Plaintiff (s)

V.

Case # **23-CV-7629** 

M&R HOSPATILITY MANAGEMENT CORPORATION doing Business as RESIDENCE INN QUEENS LONG ISLAND CITY

STEVIE KAYE, CORPORATLEY AND INDIVIDUALLY

AYANA ISAAC, CORPORATLEY AND INDIVIDUALLY

KOMITEE, J. KUO, M.J.

Defendant(s)

#### **COMPLAINT FOR DAMAGES**

**COMES NOW, DAVID BURNS** and **KIM BURNS**, as the Plaintiffs files this complaint for Damages against the above captioned defendants and to wit.

# **Statement of Subject Matter Jurisdiction**

Plaintiff, DAVID BURNS, and KIM BURNS are of full age and majority.

DAVID BURNS is domiciled in the State of New York while KIM BURNS is domiciled in the State of Florida

Plaintiffs allege acts of personal injury as to Kim Burns and fraud with respect to David Burns and Kimi Burns collectively.

### Whereby the plaintiff suffered irreparable harm

Defendant, RESIDENCE INN QUEENS LONG ISLAND CITY a fictitious name used by Defendant, M&R HOSPATILITY MANAGEMENT CORPORATION

Furthermore, M&R HOSPATILITY MANAGEMENT CORPORATION is at all times relevant herein the parent company of the RESIDENCE INN QUEENS LONG ISLAND CITY

made defendant herein and assumed all the liabilities, debts, and obligations of the RESIDENCE INN QUEENS LONG ISLAND CITY

Defendant STEVIE KAYE is the General Manager of the Property and acted in her official capacity and as Plaintiff will show, took actions out of the scope of normal business practices and guidance herein the case for personal liability.

Defendant AYANA ISAAC is the Assistant General Manager of the Property and acted in her official capacity and as Plaintiff will show, took actions out of the scope of normal business practices and guidance herein the case for personal liability.

Defendants own and operate a property known as RESIDENCE INN QUEENS LONG ISLAND CITY located at 38-39<sup>th</sup> Street, Long Island City, New York 11101

# Federal Jurisdiction and Venue

M&R HOSPATILITY MANAGEMENT CORPORATION doing Business as RESIDENCE INN QUEENS LONG ISLAND CITY

STEVIE KAYE, CORPORATLEY AND INDIVIDUALLY

AYANA ISAAC, CORPORATLEY AND INDIVIDUALLY

are subject to the personal jurisdiction of this Court as said defendant

corporation is registered to do business and is doing business in the State of New York, and may be

served as follows:

38-39th Street, Long Island City, New York 11101

is subject to the personal jurisdiction of this Court as

said defendant corporation is registered to do business and are doing business in the State of New

York and may be served as follows:

Through its corporate officer: 38-39th Street, Long Island City, New York 11101

1. The venue is properly located in the United States District Court for the Eastern District of

New York because the venue lies in the judicial district of the property situs. The Defendants property is located in the Northern District of Texas and the Defendant conducts business within this judicial District

2. This Court has original jurisdiction in this action. This Court has been given original jurisdiction, over actions involving diversity. In this case the plaintiff(s) and defendant(s) are from different states and the amount in controversy is at least \$150,000.00 28 U.S. Code § 1332 - Diversity of citizenship

#### **COUNT I – NEGLIGENCE OF DEFENDANTS**

- 3. Plaintiff KIM BURNS has been a guest staying at the defendant's property since on August 5, 2023,
- 4. Plaintiff Kim Burns was seriously inured when she struck her head on a mounted microwave in the Room.
- 5. At all times material hereto, Defendant, had a non-delegable duty to maintain the subject premises in a reasonably safe condition.
- 6. At all times material hereto, Defendant, had a duty to inspect its premises for any dangerous conditions.
- 7. At all times material hereto, Defendant, had a duty to warn of any known dangers or dangers it should have known about.
- 8. At all times material hereto, Defendant, breached its duties owed to Plaintiff by committing one or more of the following omission and/or commissions:
- a) Negligently failing to maintain or adequately maintain the room and food preparations area , thus creating a hazard to members of the public utilizing said premises, including the Plaintiff herein, thus creating an unreasonably dangerous condition for Plaintiff
- b) Negligently creating a hazard to members of the public utilizing said premises, including the Plaintiff herein, thus creating an unreasonably

dangerous condition for Plaintiff;

- c) Negligently failing to inspect or adequately inspect the flooring and/or plumbing, as specified above, to ascertain whether the floor, which was poorly maintained, constituted a hazard to patrons utilizing said area, including the Plaintiff herein, thus creating an unreasonably dangerous condition to the Plaintiff;
- d) Negligently failing to warn or adequately warn the Plaintiff of the danger of the microwave and food preperations, when Defendant knew or through the exercise of reasonable care should have known that said premises' flooring and/or plumbing was unreasonably dangerous and that Plaintiff was unaware of same;
- e) Negligently failing to correct and/or inspect and/or maintain and/repair and/or adequately correct and/or replace the unreasonably dangerous condition of the microwave and food preparation area, when said condition was either known to Defendant or had existed for a sufficient length of time such that Defendant should have known of same had Defendant exercised reasonable care;
- f) Negligently failing to have adequate staff on duty and/or assigned to the task of inspecting and/or maintaining the microwave and food preperations for dangerous conditions;
- g) Negligently failing to train and/or inadequately training its employees to inspect, maintain, and/or repair the microwave and food preparations area for dangerous conditions;
- h) Negligently failing to follow its own corporate policy(ies) regarding the dangerous condition;
- i) Negligently failing to have adequate policies in place to identify dangerous conditions that may have existed relating to use of the microwave and the food preparations area knowledge of injuries.
- j) Negligently failing to follow and/or enforce policies and procedures.
- k) Negligently failing to assign specific associates/employees to the task of solely monitoring the microwave and food preparations area in the subject premises for dangerous conditions and correcting/remedying said conditions and/or

warning guests of said conditions;

- 1) Negligently failing to act reasonably under the circumstances;
- m) Negligently engaging in a mode of operations when Defendant knew, or should have known, that said mode of operations would result in dangerous conditions to the general public, including the Plaintiff herein;
- n) Negligently engaging in routine or regular practice of business that was not the reasonable custom of the community
- o) Negligently failing to install, maintain, and provide a safe environment within the subject premises;
- p) Negligently selecting and/or utilizing a contractor that filed to take safety measures surface for customers, including the Plaintiff, when, based on Defendant's experience. Defendant knew or should have known spills were likely to occur in the vicinity of the microwave and food preparation area
- 9. At all times material hereto, Defendant, knew and/or should have known of the existence of the dangerous condition of its microwave and food preparations area.
- 10. As a result of Defendant breach(es), while Plaintiff was visiting Defendant, she was injured And suffered serious injuries.
- 11. The specific manner in which Plaintiff was injured was foreseeable to Defendant, and Defendant, knew or should have known of the specific risks of harm to Plaintiff as a result of Defendant, negligence.
- 12. As a direct and proximate result of the negligence of Defendant, Plaintiff suffered bodily injury in and about his body and extremities, resulting in pain and suffering, disability, disfigurement, permanent and significant scarring, mental anguish, loss of the capacity for the enjoyment of life, expense of hospitalization, medical and nursing care and treatment, loss of earning, loss of the ability to earn money, and aggravation and/or activation of previously existing condition. The Plaintiff has already suffered from all of these injuries, damages, harms and losses in the past and they are either permanent or continuing and Plaintiff will continue to suffer from these injuries, damages, harms, and losses into the future.

## **COUNT II FRAUD AND MISLEADING ADVERTISING**

13. Plaintiffs allege that the defendants have violated the New York General Business Law § 349 ("Section 349") which applies applies to all businesses that engage in deceptive acts and practices

- 14. Plaintiffs DAVID BURNS and KIM BURNS allege that the defendants engaged in a pattern and Practice of false and misleading advertising to lure potential travelers into the hotel. Upon personal Experience the hotel has engaged in false and misleading advertising regarding services and amenities Offered at the property. The defendants have advertised the following services and amenities as being readily available at the property.
- Free Full American and Hot Breakfast On more than one day breakfast was not available as your teams did not show up for work.
- Restaurant, the website shows an image of a restaurant/ bar that is not functional or open nor lt open or operational during the plaintiffs staf.
  - 15. Plaintiffs argue that claims are false and misleading to encourage guests to stay at the property.
- 16. Plaintiffs argue that the behavior is knowing willful and ongoing business practice to lure business to the hotel in order to increase profits.
  - 17. Defendants has spent considerable time an effort in initiate the fraud and then continuing it.
  - 18. Defendants have placed altered images and descriptions to show services that do not exist.
  - 19. Plaintiffs allege that defendants have used the false advertisings to profit while design the Public by claiming services and amenities that did not exits at the time of the plaintiffs stay.

<u>Plaintiffs DAVID BURNS and KIM BURNS</u> are entitled to an amount in damages reasonably calculated to compensate them for the actions committed by the defendants, including but not limited to;

- a. Past, present, and future mental pain, suffering, and anguish;
- b. Compensatory damages
- c. Punitive damages
- d. Any and all other damages cognizable by the Constitution of the
   State of New York and the United States Constitution.

WHEREFORE, Plaintiffs DAVID BURNS and KIM BURNS and minor children and

Pray that the defendant (s)

M&R HOSPATILITY MANAGEMENT CORPORATION doing Business as RESIDENCE INN QUEENS LONG ISLAND CITY

STEVIE KAYE, CORPORATLEY AND INDIVIDUALLY

AYANA ISAAC, CORPORATLEY AND INDIVIDUALLY

be duly cited and served with a copy of this Original Complaint for Damages, made to appear and answer same, and that after all legal delays and due proceedings had, there be judgment herein in favor of your Plaintiffs, DAVID BURNS and KIM BURNS, against:

M&R HOSPATILITY MANAGEMENT CORPORATION doing Business as RESIDENCE INN QUEENS LONG ISLAND CITY

STEVIE KAYE, CORPORATLEY AND INDIVIDUALLY

AYANA ISAAC, CORPORATLEY AND INDIVIDUALLY

for damages at \$150,000.00 a reasonable amount together with pre-judgment legal interest thereon from the date of filing of this action, for all costs of these proceedings, including expert witness fees and reasonable attorney's fees, and for all general and equitable relief as this Honorable Court may deem proper and just.

Dated: <u>96 3033</u>

Respectfully submitted,

DAVID BURNS KIM BURNS

Pro Se Plaintiffs

DAAIDARIKNS

AGO Vorman DI

4628 Vernon Blvd

Suite # 119

Long Island City, NY 11101

david@davidsburns.com

david.burns.legal@famil.com

Tel: (202) 868-9535

United States District Court for the New York Eastern District

**Clerks Office** 

225 Cadman Plaza East

Brooklyn, NY 11201

#### 

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

I. (a) PLAINTIFFS	DEFENDANTS									
David Burns and	M&R Hospaility Management Corp. d/b/a/ Resident Inn Queens Long Island City et all									
(b) County of Residence of	County of Residence of First Listed Defendant Queens									
(EZ		(IN U.S. PLAINTIFF CASES ONLY)  NOTE: IN LAND CONDEMNATION CASES, USE THE LOCATION OF THE TRACT OF LAND INVOLVED.								
(c) Attorneys (Firm Name,	Address, and Telephone Numbe	er)		Attorneys (If Kno	own)					
David Burns as				~						
4628 Vernon Bl	vd, Suite 119, LIC N	IY 11101								
	ICTION (Place an "X" in	One Box Only)	III. CI	TIZENSHIP O	F PRI	NCIPA	L PARTIES	Place an "X" in	One Box fo	or Plaintiff
II. BASIS OF JURISDICTION (Place an "X" in One Box Only)				(For Diversity Cases C	Only)			nd One Box for I	Defendant)	
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2 U.S. Government Defendant	X 4 Diversity (Indicate Citizensh	ip of Parties in Item III)	Citize	en of Another State	<b>X</b> 2	_ 2	2 Incorporated and Principal Place 5 of Business In Another State			5
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RELATED CASE STATEMENT (Section VIII on the Front of this Form)										
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1.)	Is the civil action County?	n being	filed in the Yes	ne East	ern District No	t remove	ed from a	New `	York State Court located in Nassau or Suffolk	
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Are you currently the subject of any disciplinary action (s) in this or any other state or federal court?										
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I certify the accuracy of all information provided above.										
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# UNITED STATES DISTRICT COURT

	for the							
Eastern D	District of New York							
Plaintiff(s)  v.  M&R HOSPATILITY MANAGEMENT COPR D/B/A RESIDENCE INN QUEENS LIC ET ALL  Defendant(s)	) ) ) - ) Civil Action No. ) )							
SUMMONS	S IN A CIVIL ACTION							
To: (Defendant's name and address) STEVIE KAYE, CORPO	ORATLEY AND INDIVIDUALLY							
38-39th Street, Long Island City, New York 11101								
are the United States or a United States agency, or an or P. 12 (a)(2) or (3) — you must serve on the plaintiff at the Federal Rules of Civil Procedure. The answer or makes whose name and address are:  DAVID S BURNS 4628 VERNON BLVD SUTE 119 LONG ISLAND CITY,								
If you fail to respond, judgment by default will You also must file your answer or motion with the cou	Il be entered against you for the relief demanded in the complaint.  ort.							
	BRENNA B. MAHONEY CLERK OF COURT							
Date:								
	Signature of Clerk or Deputy Clerk							

AO 440 (Rev. 06/12) Summons in a Civil Action (Page 2)

Civil Action No.

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (1))

	This summons for (nam	ne of individual and title, if any)											
was re	ceived by me on (date)	•											
	☐ I personally served	the summons on the individual	at (place)										
			on (date)	; or									
	☐ I left the summons												
	, a person of suitable age and discretion who resides there,												
	on (date)	n (date), and mailed a copy to the individual's last known address; or											
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	My fees are \$	for travel and \$	for services, for a total of \$	0.00									
	I declare under penalty	y of perjury that this information	is true.										
Date:			Server's signature										
			Server's signature										
			Printed name and title										
			Server's address										

Additional information regarding attempted service, etc:

